# AGENDA STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT REGULAR MEETING MUNICIPAL BUILDING 260 EAST BAY AVENUE WEDNESDAY, SEPTEMBER 2, 2020

TIME: 7:00 P.M.

Please note the fire exits.

#### **SALUTE TO THE FLAG:**

<u>OPEN PUBLIC MEETING ACT:</u> This meeting complies with the open meeting act by publishing same in appropriate newspapers and notification to the Township Clerk. Notice has also been posted on the Municipal bulletin board.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times

ROLL CALL: MR. JEFF LOPEZ - CHAIRMAN

MR. LOUIS AMATO - VICE CHAIRMAN

MR. BRUCE HAGGAS MR. DOMINICK ROSS MR. EARL GALLOWAY MR. MATTHEW NUZZO

MR. TIM HART

MR. THOMAS BRESNAHAN - ALTERNATE I

MR. WILLIAM OTTE – ALTERNATE II

VACANT

MR. MICHAEL MATELSKI - ALTERNATE IV

#### ALSO PRESENT:

Terry Brady, Esq. – Board Attorney Maryanne Keseday – Court Reporter Robert Mannix – Board Engineer Stafford Township Board of Adjustment - Agenda September 2, 2020 – Regular Meeting

#### **APPROVAL OF MINUTES:**

August 5, 2020 Regular Meeting Mr. Matelski was absent

Motion:

Second:

To: Approve the minutes of August 5, 2020

RCV: Mr. Haggas; Mr. Lopez; Mr. Nuzzo; Mr. Ross; Mr. Galloway; Mr. Hart; Mr. Amato; Mr. Bresnahan; Mr. Otte;

#### **RESOLUTIONS OF DENIAL:**

### 1. Z20-12 WILLIAM & KATHLEEN BOSESKI 183 JEREMY LANE, BLOCK 147.84 LOT 18, RESIDENTIAL ZONE

Motion:

Second:

To: Approve/deny the resolution

RCV: Mr. Haggas ;Mr. Lopez ;Mr. Nuzzo ;Mr. Ross ;Mr. Galloway ;Mr. Hart ;Mr. Amato ; Mr. Bresnahan ; Mr. Otte ;

#### **APPLICATIONS FOR PUBLIC HEARING:**

Z20-05, Cont'd from July 15, 2020 & Carried from August 5, 2020

#### 1. Z20-05 JESSYCA SANTOS GLENN DRIVE, BLOCK 147.05, BLOCK 207, IN THE RR-2A ZONE

Applicant is proposing a variance for an encroachment of an additional 3' for a 2<sup>nd</sup> floor addition on a raised home. The Required is 12.8 existing, the final build is 9.8'

Motion:

Second:

To: Approve/Deny/Carry the application

RCV: Mr. Haggas ;Mr. Ross ;Mr. Galloway ;Mr. Amato ;Mr. Lopez ;Mr. Bresnahan ;

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#### 2. <u>Z20-13 COLE SHILLING</u> 17 CEDAR LANE, BLOCK 131, LOT 3 IN THE RA-4 ZONE

Applicant is proposing to construct a 1 story single family home on an undersized lot.

Motion:

Second:

To: Approve/Deny/Carry the application

**RCV**: Mr. Haggas ;Mr. Lopez ;Mr. Nuzzo ;Mr. Ross ;Mr. Galloway ;Mr. Hart ; Mr. Amato ; Mr. Bresnahan ; Mr. Otte ; Mr. Matelski

Z20-04 – Carried from August 5, 2020

## 3. Z20-04 27 FAIRVIEW TERRACE LLC. 509 NORTH MAIN STREET, BLOCK 51.14, LOT 38 IN THE R3 RESIDENTIAL ZONE

Applicant is proposing minor site plan and variance – a bulk variance is required to permit the storage trailers that are prohibited under section 211-35 (Z) (1) of the Zoning Ordinance. Additionally the storage trailers constitute an expansion of the preexisting nonconforming commercial use on the property, which requires a use variance.

Motion:

Second:

To: Approve/Deny/Carry the application

RCV: Mr. Haggas ;Mr. Lopez ;Mr. Nuzzo ;Mr. Ross ;Mr. Galloway ;Mr. Hart ; Mr. Amato ; Mr. Bresnahan ; Mr. Otte ; Mr. Matelski

#### **CORRESPONDENCE:**

#### **NEW BUSINESS:**

#### **OLD BUSINESS:**

**REMINDER:** Mandatory member class has a scheduled date of September 13, 2020

for new members. Class has been changed from in-person to via Zoom.

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Voucher(s	) Payment:
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Motion:

Second:

Approve/Deny the voucher (s)

AIF:

OPPOSE:

Adjournment:

P.M.

Motion:

Second:

AIF:

NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT SEPTEMBER 16, 2020 at 7:00PM